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**Andre Sayegh**  
**Mayor**

**City of Paterson**  
**Zoning Board of**  
**Adjustment**

125 Ellison Street, 4<sup>th</sup> Floor  
Paterson, New Jersey 07505  
Tel (973) 321-1343  
Fax (973) 321-1345

Marco A. Laracca, Esq.  
Counsel to the Board

Gary Paparozzi  
Board Planner

Mayra Torres-Arenas  
Board Secretary

**AGENDA**  
**REGULAR MEETING**  
**ZONING BOARD OF ADJUSTMENT**  
**THESE MATTERS MAY BE CALLED DIFFERENTLY THAN LISTED**

**DATE: THURSDAY, DECEMBER 7, 2023**  
**TIME: 7:30 P.M.**  
**PLACE: COUNCIL CHAMBERS**  
**THIRD FLOOR OF CITY HALL**  
**155 MARKET STREET**

THE FOLLOWING MATTER WILL BE HEARD:

- 1. Project ID# A2021-0095**  
***Fairview Management, LLC***  
***358-360 Sussex Street, B# 6804, L(s)# 7***

The applicant proposes demolition of an existing (2) two-family dwelling to build a new multiple dwelling building whereas this is prohibited in the zone. The applicant proposes to construct a (3) three-story apartment building to accommodate (8) eight units. The applicant proposes (1) one-bedroom and (3) two-bedroom units on the 2nd and 3rd floors with ground floor parking. The applicant proposes a front yard setback at 0'ft. whereas 20'ft. is required. The applicant proposes a side yard setback at 0'ft. whereas 4'ft. is required. The applicant proposes a side yard setback for both sides at 3'ft. whereas 14'ft. is required. The applicant proposes a rear yard setback at 10'ft. whereas 20'ft. is required. The applicant proposes lot coverage at 79.5% whereas 40% is permitted. The applicant proposes 6 parking spaces whereas 14 spaces is required.

***Requires Site Plan Approval, Bulk Variances and Use Variance.***

***- FIRST APPEARANCE***

- 2. Project ID# A2022-106**  
***419 Crooks Avenue, LLC***  
***419-425 Crooks Avenue, B# 7706, L(S)# 10 & 11***

The applicant proposes demolition of two (2) existing structures located on Lots 10 & 11 to construct a new (4) four-story multi-dwelling structure to accommodate twenty-five (25) apartments with ground parking. The plans consists of two (2) one-bedroom and twenty-three (23) two-bedroom apartments on the 2nd, 3rd and 4th floors. The applicant is providing fifty-three (53) parking spaces. The applicant will require variances for front yard, rear yard, side yard setbacks, and variances for building height, lot coverage and parking. This property is located in the R-2 Low Medium Density Residential District.

***Requires Site Plan Approval, Bulk Variances and Use Variance.***

***ADJOURNED FROM JUNE 15, 2023 & AUGUST 24, 2023***

- 3. Project ID# A2019-0009**  
***Hope & Love International Deliverance Ministries, LLC***  
***568-572 East 19<sup>th</sup> Street, B# 3318, L# 16 & 17***

***Reconsideration***

Maps and documents in support of the above applications are available for public inspection by appointment only in the office of the Division of Planning and Zoning, 125 Ellison Street, 4<sup>th</sup> Floor, Paterson, New Jersey, 9:00 a.m. to 2:00 p.m., Monday and Wednesday. Please contact Mayra Torres-Arenas, Board Secretary, at 973-321-1343 ext. 2349 or via e-mail at [mtorres@patersonnj.gov](mailto:mtorres@patersonnj.gov) for an appointment.

**JOYED ROHIM, CHAIRMAN**  
**MAYRA TORRES-ARENAS, BOARD SECRETARY**